



PLAGE

The energy legislation that will transform
Brussels Real Estate

PLAGE, what is it?

The building sector is the main producer of greenhouse gases and the second biggest emitter of air polluting substances in the Brussels Capital Region (BCR). As a result, the BCR decided to intervene and come up with a new instrument to combat climate change in the form of the PLAGE legislation. PLAGE is the acronym for 'Plan Local d'Action pour la Gestion Énergétique' or 'Plan voor Lokale Actie voor het Gebruik van Energie'. This brand-new regulatory commitment's goal is to reduce energy consumption in buildings within Brussels through imposing specific energy saving targets on large real estate owners and users.

PLAGE obliges building owners and users to take action to achieve predefined goals for energy consumption reduction. As the bar for PLAGE is set high, a long-term plan will be indispensable to meet these targets. Therefore smart choices and an integrated approach for a building portfolio are needed to achieve these targets. The first PLAGE cycle will start at the end of 2020. The identification phase must be completed before the 31st of December 2020.



Who's subject to PLAGE?

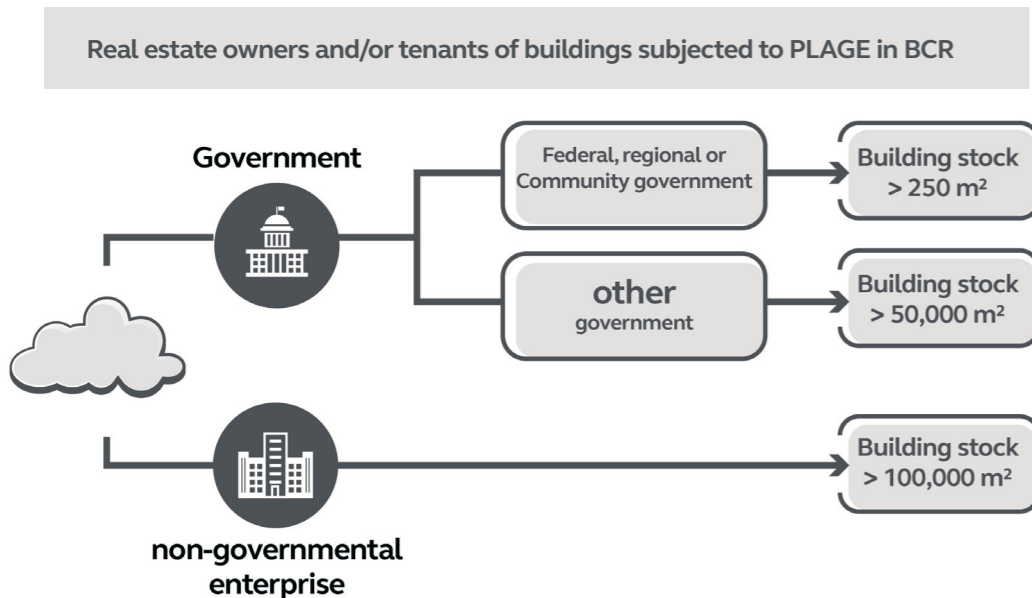
PLAGE should be interpreted as an obligation on a company level, not on a building level. The BCR defined some thresholds to assess if your organization is subjected to PLAGE or not. If your company is subjected to PLAGE, each of your buildings in the BCR will be considered, no matter its individual size. Yet companies can concentrate the action plan and measures on certain buildings in a real estate portfolio, as long as the total PLAGE target of the company is met.

It should be noted that PLAGE not only applies to building owners but also to tenants. In other words, even if you as an owner are not subjected to PLAGE (e.g. if the building stock of the legal entity is below 100,000m²), your tenants can still be affected (e.g. if the tenant is a public authority where its threshold is lower, or non-governmental tenant with a footprint in BCR of more than 100,000m²) and might have to pay fines because the building does not comply with PLAGE. This will be a driver for public authorities and very large tenants to move to energy efficient buildings and might have a major impact on the commercial value of assets with a poor energy efficiency.

The current interpretation of PLAGE will mean the current threshold is unlikely to be met for most private organizations. At this stage, mostly public entities will be subjected to PLAGE due to the lower threshold, but also large private organizations with large office spaces such as banking institutions. Although the thresholds are set quite high for private entities, this current way of interpreting the PLAGE legislation is not a guarantee that thresholds cannot change in the future or that the parent company won't be targeted in a couple of years.

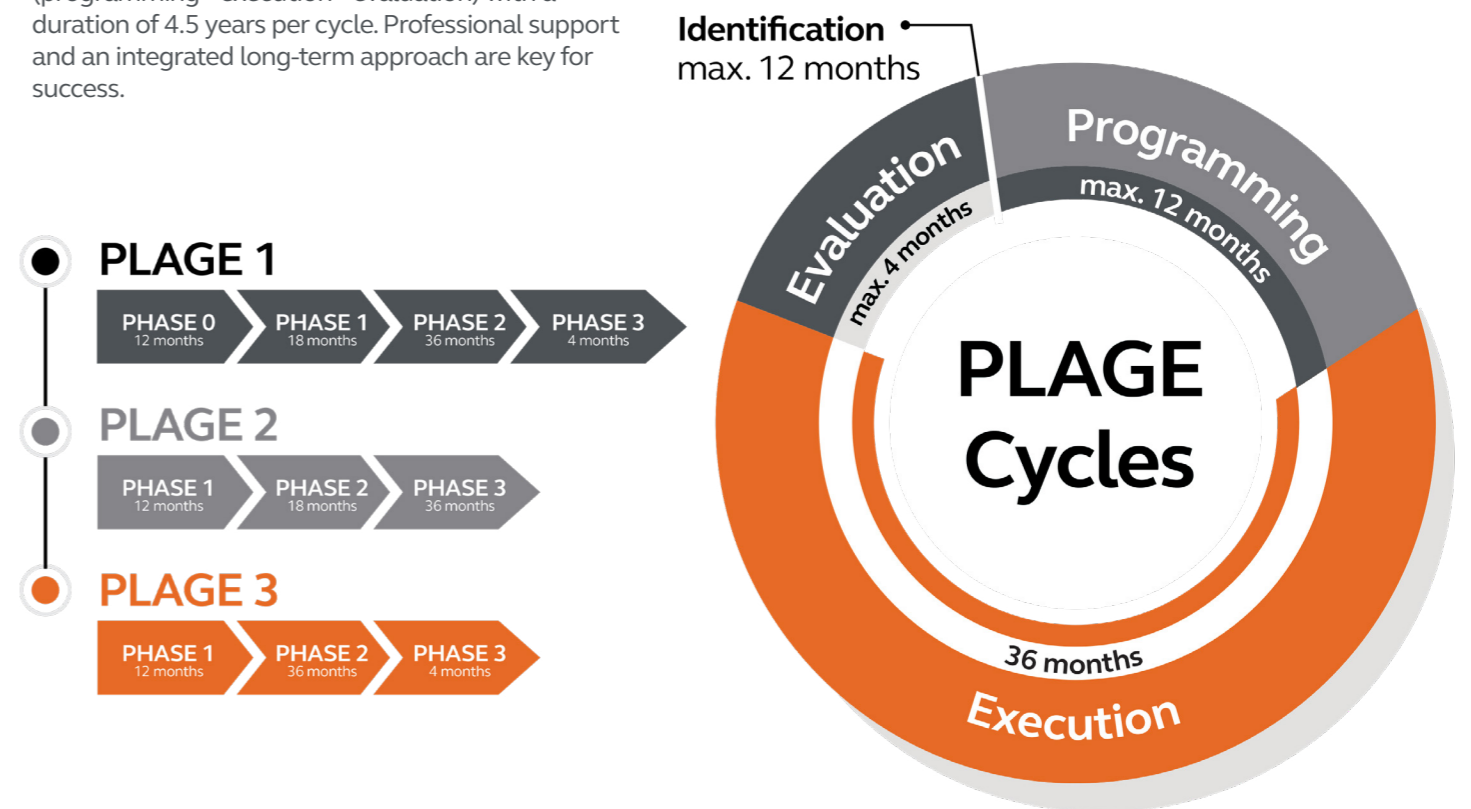
Besides changing legislation, it is important to be aware of PLAGE and consider it already as it could mean a strategic advantage in visibility and attractiveness for your buildings and company. Buildings with the PLAGE-label will have a competitive advantage to attract organizations who are already subjected to PLAGE as a tenant.

PLAGE might be a driver for public authorities and very large tenants to move to energy efficient buildings and have a major impact on the commercial value of assets.



How to achieve this ambitious target?

PLAGE consists of a circular process of successive cycles to stimulate continuous improvement in energy consumption reduction, based on 3 phases (programming – execution – evaluation) with a duration of 4.5 years per cycle. Professional support and an integrated long-term approach are key for success.



Arcadis brings you the best of two worlds: our PLAGE team consists of both skilled energy experts with a vast experience in energy auditing and energy efficient design and building consultants who can help set up a strategy for making your real estate portfolio PLAGE compliant by performing a portfolio review as an example.

Roadmap

0. IDENTIFICATION

Only the first PLAGE-cycle contains a phase 0, called the identification phase. This phase consists of assembling all administrative information. A SPOC must be appointed, in charge of communication to all stakeholders and will be the PLAGE coordinator for your organization.

Arcadis helps in **determining if your organization is subject to PLAGE** and support in the assembling of all the relevant administrative information, required by the BCR. In short, Arcadis assists your organization and its assigned coordinator in starting up the PLAGE process.

1. PROGRAMMING

Each cycle contains a programming phase which consists of the identification of the environmental performance of the subjected building portfolio and the creation of a targeted action plan for your organization.

Arcadis helps in (1) calculating the **PLAGE energy consumption** for each building via a quick scan; (2) deriving **energy consumption reduction targets** - based on usage; (3) composing a detailed **PLAGE-compliant action plan** and (4) assisting in the exchange with the BCR PLAGE auditor. On top of these actions, Arcadis delivers support on elaborating scenarios with solid cost estimations to help you make sound decisions.

2. EXECUTION

The execution phase **puts into practice the action plan** of the previous phase by implementing the approved energy consumption reduction measures. The measurement and verification plan has to be executed to document the energy savings.

Arcadis helps with (1) technical design related to the measures put forward in the action plan, (2) follows up the performed works and (3) monitors the gained energy efficiency during this implementation process.

3. EVALUATION

The last phase of each cycle is the evaluation phase where the difference between the calculated and accomplished energy consumption reduction is evaluated. The exact regulatory framework of this phase is not yet defined at this moment.

Arcadis **evaluates the accomplished energy consumption reduction** (comparison before and after situation) and supports with the administrative requirements to deliver a final report and with the proactive preparation of the next PLAGE cycle.



 Project Management

 Risk Management

 General Administrative Duties

 Program Management

 Sustainable Building Design

 Cost Management

 Energy Auditing

About Arcadis

Arcadis is the leading global Design & Consultancy firm for natural and built assets. Applying our deep market sector insights and collective design, consultancy, engineering, project and management services we work in partnership with our clients to deliver exceptional and sustainable outcomes throughout the lifecycle of their natural and built assets. We are 27,000 people, active in over 70 countries that generate €3.5 billion in revenues. We support UN-Habitat with knowledge and expertise to improve the quality of life in rapidly growing cities around the world.

Contact us:



Edouard Lafon (FR)

Business Development Director
Business Advisory & Program Management

M +32 475 89 08 29

E edouard.lafon@arcadis.com



Oswald Verbergt (NL)

City Executive Brussels

M +32 477 67 92 53

E oswald.verbergt@arcadis.com

More information:

Arcadis Belgium NV/SA
Markies/Marquis
Markiesstraat 1 Rue de Marquis
1000 Brussels



www.arcadis.com

Arcadis. Improving quality of life.